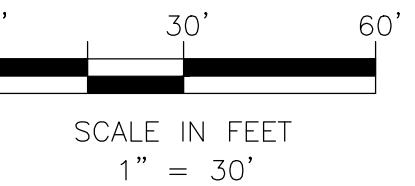


BENCHMARK
 MONUMENT NAME 10 GPS MONU 1995 IS A BRASS CAP SET IN CONCRETE STAMPED "CITY OF PEARLAND 10 GPS MONU, 1995" LOCATED ON THE SOUTH BOUND HIGHWAY 288 APPROXIMATELY 2,400 FEET SOUTH OF F.M. 518 AND 21 FEET WEST FROM THE WEST EDGE OF ASPHALT. ELEV.=59.29' (NGVD 1929, 1987 ADJUSTMENT).
 TBM A: BOX CUT ON H2-INLET LOCATED ON THE NORTH SIDE OF COUNTY ROAD 101 SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY, AS SHOWN. ELEVATION = 64.44'
 TBM B: BOX CUT ON RCP LOCATED ON THE EAST SIDE OF COUNTY ROAD 94 NEAR THE EAST PORTION OF THE PROPERTY, AS SHOWN. ELEVATION = 61.48'

FLOOD NOTE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0020 H EFFECTIVELY DATED JUNE 5, 1989, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, PROPERTY LINE, CENTER OR END OF STRIPPING, UNLESS OTHERWISE NOTED.
2. ALL ACCESSIBLE ROUTES AT SIDEWALKS AND OTHER PAVED AREAS SHALL HAVE A SLOPE OF NO MORE THAN 5% IN THE DIRECTION OF TRAVEL (EXCEPT RAMP) AND 2% IN THE TRANSVERSE OR CROSSING DIRECTION.
3. SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE DIMENSIONS, FEATURES, AND LANDSCAPING.

KEY NOTES:

- 1 PROVIDE AND PREPARE BUILDING SUBGRADE AS REQUIRED PER CONTRACT DOCUMENTS
- 2 PROPOSED SIDEWALK (PRIVATE) RE: SHT C11
- 3 PROPOSED 6" CONC. CURB RE: SHT C11
- 4 PROPOSED 7" HEAVY DUTY PVMT RE: SHT C5
- 5 PROPOSED 6" MEDIUM DUTY PVMT RE: SHT C5
- 6 PROPOSED 5" LIGHT DUTY PVMT RE: SHT C5
- 7 HANDICAP SYMBOL AND SIGNAGE OF ACCESSIBILITY AT EACH ADA SPA (2 TOTAL), RE: ARCH DWG
- 8 4" WIDE WHITE TRAFFIC PAINT STRIPES AT 2' O.C. AT 45° ANGLE (TWO COATS)
- 9 PROPOSED FENCE RE: ARCH. DWG.
- 10 ADA RAMP, RE: C11
- 11 MONUMENT SIGN, RE: ARCH. TO BE PERMITTED SEPARATELY BY COH SIGN ADMINISTRATIVE OFFICE.
- 12 4" WHITE TRAFFIC PAINT STRIPE (TWO COATS)
- 13 PROPOSED DRIVEWAY
- 14 DUMPSTER SCREEN WALL PAD AND DOORS RE: STRUCTURAL
- 15 SAWCUT EXIST PAVEMENT AS NECESSARY TO CONSTRUCT DRIVEWAY
- 16 6" RED FIRE LANE STRIPING OR CURB PAINTED RED WITH 4" WHITE LETTERS INDICATING "NO PARKING FIRE LANE TOW-A-WAY ZONE".
- 17 FENCE GATES RE: ARCHITECTURAL.
- 18 SIDEWALK AT PAVING CURB RE: SHT C11.
- 19 PLAYGROUND EQUIPMENT, RE: ARCH. DWG.
- 20 CONCRETE SPLASH PAD, USE PRIVATE SIDEWALK DETAIL.
- 21 220 LF CONCRETE RETAINING WALL, RE: SHT. C2.
- 22 RE-GRADE ROADSIDE DITCH FOR INSTALLATION OF DRIVEWAY.
- 23 PROPOSED CROSS-ACCESS EASEMENT
- 24 PROPOSED FILL & DRAINAGE EASEMENT

IMPERVIOUS CALCULATION

PROP BUILDING	1.6598 AC
PROP SIDEWALK	0.0981 AC
PROP PAVEMENT	0.5796 AC
PROP PLAYGROUND EQUIPMENT	0.0898 AC
TOTAL PROP IMPERVIOUS AREA	1.1258 AC

LEGEND

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°15'13" W	96.01'
L2	N 02°59'18" W	45.79'
L3	S 52°03'04" E	111.18'
L4	S 51°43'05" E	25.17'
L5	S 41°41'54" W	43.04'
L6	N 03°18'05" W	65.64'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°51'44"	467.50'	89.48'
C2	15°04'45"	340.00'	89.48'

SEDONA COMMERCIAL CORNER
 LOT 1
 2.6415 ACRE
 DOC. #2018056707 O.P.R.B.C.

REVISIONS AND ISSUANCE		
NO.	DATE	DESCRIPTION

IVY KIDS EARLY LEARNING CENTER
 4434 CR 94
 MANVEL, TEXAS 77578

MISSION ENGINEERING INC.
 10370 RICHMOND AVE, #560
 HOUSTON, TEXAS 77042
 [T] 713-981-0018
 [E] dzhuang@missioneng.com
 TPEF Registration No. F-11771



04/23/2019

DRAWING TITLE
SITE PLAN

DRAWN BY KN	CHECKED BY EL
DATE 04/23/2019	JOB NO. 1806251

DRAWING NO.
C1